



# PLANNING COMMISSION SUMMARY OF ACTIONS

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April 26, 2001

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PRESENT: Commissioners Byers, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, DuBois, Hall, Palatiello

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2000-MV-066, FDP-2000-MV-066, AND PCA-1996-MV-037-4 , SOUTH STATION LLC, BE DEFERRED TO A DATE CERTAIN OF JUNE 20, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2000-MV-045 AND FDP-2000-MV-045, LORTON VALLEY LC, BE DEFERRED TO A DATE CERTAIN OF MAY 17, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Wilson MOVED THAT THE PUBLIC HEARING ON ZONING ORDINANCE/PUBLIC FACILITIES MANUAL AMENDMENTS BE DEFERRED TO A DATE CERTAIN OF MAY 23, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Harsel MOVED THAT MINUTES FOR JULY 12, 13, 19, 20, 26 AND 27, 2000 BE APPROVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD OF ZONING APPEALS DEFER THEIR DECISION ON VC-01-L-030, GOVERNOR HILLS, LLC, FROM MAY 1, 2001 TO MAY 8, 2001 TO ALLOW THE PLANNING COMMISSION AN OPPORTUNITY TO HOLD AN ADMINISTRATIVE REVIEW ON ASSOCIATED MATTERS ON MAY 3, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION, ON BEHALF OF THE JOINT COMMITTEE ON SCHOOL FACILITIES, RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD FUND A STUDY THAT WOULD IDENTIFY WAYS IN WHICH NEW DEVELOPMENT COULD PROVIDE REASONABLE CONTRIBUTIONS FOR ADDRESSING THE CAPITAL FACILITY NEEDS FOR PUBLIC SCHOOLS WHICH RESULT FROM THAT DEVELOPMENT.

Commissioner Byers seconded the motion which carried by a vote of 6-0-2 with Commissioners Harsel and Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FS-V01-3 - XM SATELLITE, 2000 Huntington Avenue

Commissioner Byers MOVED THE PLANNING COMMISSION CONCUR WITH THE RECOMMENDATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY XM SATELLITE RADIO, AS AMENDED BY LETTER DATED FEBRUARY 26, 2001, FOR THE RIVERSIDE PARK APARTMENT BUILDING, LOCATED AT 2000 HUNTINGTON AVENUE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FSA-P99-20-1 - AT&T, 3351 Gallows Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES FOR THE TELECOMMUNICATIONS FACILITY LOCATED ON VIRGINIA POWER PROPERTY AT 3351 GALLOWES ROAD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF

THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-P99-20 ON OCTOBER 13, 1999. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FS-S00-109 - METRICOM, 9211 Old Keene Mill Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S00-109.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FS-S00-120 - VOICESTREAM, Lee Chapel Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION ON ITEM FS-S00-120.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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FSA-24-1 - VERIZON, 4050 Westfax Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT THE MODIFICATION PROPOSED BY VERIZON WIRELESS FOR A TELECOMMUNICATIONS FACILITY LOCATED AT 4050 WESTFAX DRIVE, CHANTILLY, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION AS A "FEATURE SHOWN" ON FEBRUARY 9, 1995.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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456A-Y96-18-1 - VERIZON, Ordway/Bull Run Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY, LOCATED WEST OF ORDWAY ROAD AT BULL RUN REGIONAL PARK, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE

PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-Y96-18 ON FEBRUARY 26, 1997. THEREFORE, THE MODIFICATIONS SHOULD BE CONSIDERED IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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SEA-81-P-021-3 - GESHER JEWISH DAY SCHOOL/JEWISH COMMUNITY CENTER OF NORTHERN VIRGINIA

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-81-P-021-3, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 19, 2001, WITH TWO CHANGES:

THE SECOND LINE OF THE FIRST PARAGRAPH OF THE CONDITIONS WHERE IT SAYS: "IN THE NUMBER OF THE GESHER SCHOOL" SHOULD READ: "IN THE NAME OF THE GESHER SCHOOL."

THE SECOND CHANGE IN CONDITION 31, STRIKE THE FIRST SENTENCE OF THE CONDITION AND REPLACE IT WITH: "THE APPROVAL OF THE PORTION OF THE SPECIAL EXCEPTION AMENDMENT, SEA-81-P-021-3, FOR THE PRIVATE SCHOOL OF GENERAL EDUCATION, WILL BE VALID UNTIL JULY 1, 2003."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Palatiello absent from the meeting.

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RZ/FDP-1999-MV-053 - JCE, INC.

(Decision Only - Public Hearing held on March 22, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-1999-MV-053, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM.

Commissioner Kelso seconded the motion which carried by a vote of 6-1-1 with Commissioner Wilson opposed; Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-MV-053, SUBJECT TO THE APPROVAL OF THE RZ-1999-MV-053 AND THE CDP BY THE BOARD OF SUPERVISORS.

Commissioner Kelso seconded the motion which carried by a vote of 6-1-1 with Commissioner Wilson opposed; Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE MAXIMUM LENGTH OF PRIVATE STREETS PURSUANT TO PROVISIONS OF SECTION 11-302 OF THE ZONING ORDINANCE.

Commissioner Kelso seconded the motion which carried by a vote of 6-1-1 with Commissioner Wilson opposed; Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD AUTHORIZE THE RELEASE OF FUNDS FROM THE SO CALLED LORTON AREA ROAD FUND FOR INTERIM IMPROVEMENTS TO SILVERBROOK ROAD ADDRESSED IN THE DRAFT PROFFERS FOR THE REZONING.

Commissioner Kelso seconded the motion which by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, DuBois, Hall, and Palatiello absent from the meeting.

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The meeting was adjourned at 9:06 p.m.  
Peter F. Murphy, Chairman